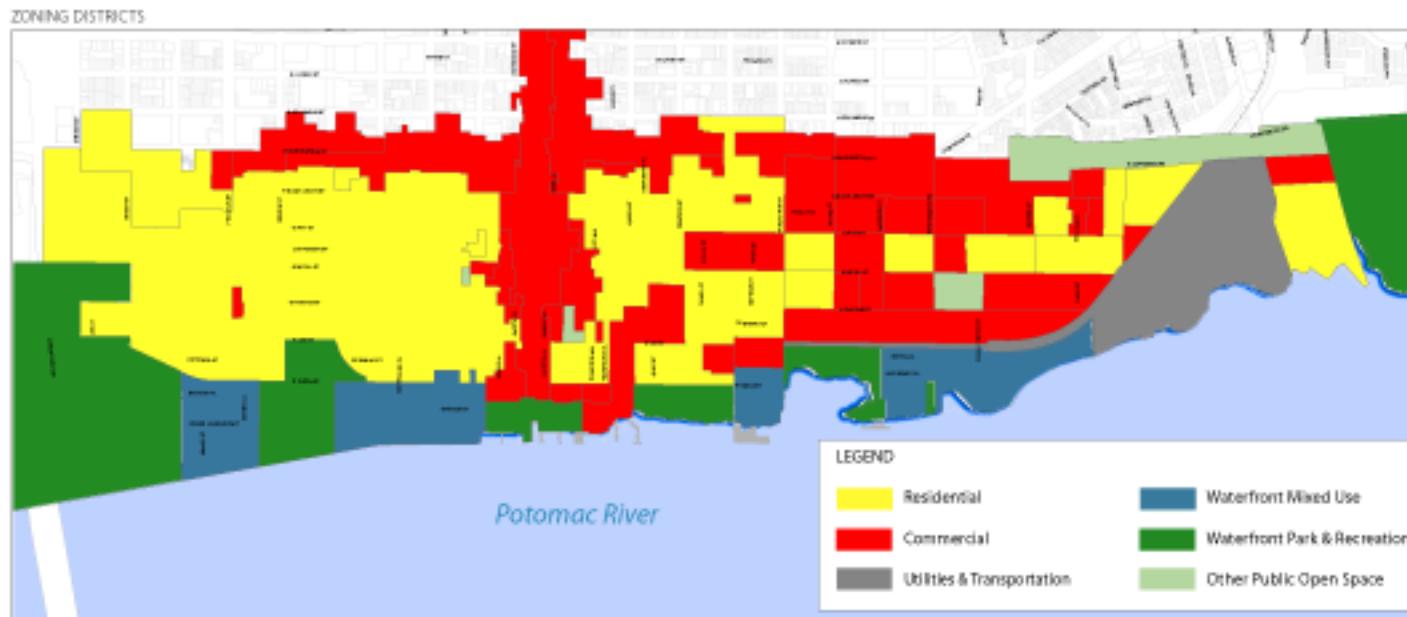


Land Use and Zoning



Permitted Uses* Within the Waterfront Study Area		*Excludes Special Uses
Residential	Commercial	Public Open Space (POS)
<ul style="list-style-type: none"> Single-family dwelling Public park Accessory uses (Section 7-100) Child or elder care home (Section 7-500) Church Home occupation (Section 7-300) Multifamily dwelling Business and professional office Cemetery Church Medical laboratory City sponsored farmer's market Motor vehicle parking or storage for 20 vehicles or fewer Medical office Personal service establishment Pet supplies, grooming and training, with no overnight accommodation Public school Radio or TV broadcasting office and studio Retail shopping establishment, up to 20,000 gross square feet Seminary, convent or monastery Drug store Gift or florist shop Professional, business and medical office provided that no inventory, stock-in-trade, materials or supplies 	<ul style="list-style-type: none"> Two-family dwelling Townhouse dwelling Multifamily dwelling Business and professional office Cemetery Church Medical laboratory City sponsored farmer's market Motor vehicle parking or storage for 20 vehicles or fewer Medical office Personal service establishment Pet supplies, grooming and training, with no overnight accommodation Public school Radio or TV broadcasting office and studio Retail shopping establishment, up to 20,000 gross square feet Seminary, convent or monastery Drug store Gift or florist shop Professional, business and medical office provided that no inventory, stock-in-trade, materials or supplies 	<ul style="list-style-type: none"> Recreational areas consisting of natural and unimproved geographic features such as woodland, meadowland or wetland areas, wildlife sanctuaries or preserves, water courses, streams, lakes and ponds, and similar geographic features Improved outdoor recreational facilities intended for passive and/or non-congregate recreational activities only, such as hiking and bicycle trails, squares, greens and common, sitting areas, picnic areas and fishing sites, and like facilities, subject to approval of a site plan.
Utilities/Transportation	Waterfront Parks & Recreation (WPR)	
	<ul style="list-style-type: none"> Electrical substation and switching stations Railroad, bus and rail transit passenger stations Railroad switching yard Railroad tracks Telephone company dial center Utilities (Section 7-200) Utility company office Washington Metropolitan Area Transportation Authority stations and associated facilities and operations Water pumping station, tower and reservoir 	<ul style="list-style-type: none"> Public buildings Public parks, playgrounds, athletic fields or other outdoor recreation facilities Retail and/or service commercial when accessory to a permitted use, provided such retail and/or service commercial does not occupy more than ten percent of the land area of the lot, parcel or tract of land
Waterfront Mixed Use (W-MU)		
	<ul style="list-style-type: none"> Single-family dwelling Two-family dwelling Townhouse dwelling Multifamily dwelling Business and professional office Public building Public park, athletic field or other outdoor recreation facility Public utility service yard and/or electrical receiving or transforming station, provided the use and/or structure was in existence prior to 1982 and the use has been continued thereafter Accessory user (Section 7-100) 	

